

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MOCCASIN HL, LINCOLN

OWNERSHIP

Owner 1:	O'NEIL DAVID
Owner 2:	O'NEIL BARBARA M
Owner 3:	
Street 1:	4 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4509 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1929, having primarily WOOD SHING Exterior and 2352 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.153		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									5,355						5,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.990	360,400	23,500	963,800	1,347,700
Total Card		1.990	360,400	23,500	963,800
Total Parcel		1.990	360,400	23,500	963,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 573.00		/Parcel: 573.00	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	318,600	22700	1.99	935,800	1,277,100		Year End Roll	12/2/2024
2024	101	FV	312,700	22700	1.99	916,600	1,252,000		Year end	11/9/2023
2023	101	FV	310,700	22700	1.99	744,600	1,078,000	1,078,000	Year end	11/3/2022
2022	101	FV	279,400	30000	1.99	689,400	998,800	998,800	Year End Roll	10/19/2021
2021	101	FV	268,100	30000	1.99	644,600	942,700	942,700	Year End Roll	10/15/2020
2020	101	FV	251,200	30000	1.99	668,600	949,800	949,800	Year End Roll	9/26/2019
2019	101	FV	253,400	30000	1.99	651,000	934,400	934,400	Create Final va	6/4/2019
2018	101	FV	253,400	30000	1.99	651,000	934,400	934,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVID O'NEIL	79445-96		7/14/1993	FAMILY		100	No	No	ALSO 110-1.06

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2019	R-19-0195	WOOD STO	1,000	C				Remove & replace a
10/31/2005	3306	MANUAL	17,000	C				additional fee for
2/8/2005	3122	ROOF		C	5/21/2005			
5/6/2004	2910	RENO-ADD	33,000	C	5/21/2005			Reno kit 5/21 100%
12/10/1992	180	GAR-BARN	10,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2025	MEAS/EXT INS	6	JN
10/17/2011	MEAS/EXT INS	25	D ERSKINE
6/20/2006	MEAS/EXT INS	50	
5/21/2005	MEAS+INSPCTD	615	
6/23/2004	MEAS/EXT INS	615	
9/15/2001	M&L COMPLETE	615	
2/29/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
12/23/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 110 37 0
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

